



Joint Policy Committee

February 25, 2005
10:00 AM to 12:00 Noon
MetroCenter Auditorium
101 Eighth Street
Oakland, California

AGENDA

1. Welcome, Introductions and Opening Remarks
2. Approval of Joint Policy Committee Meeting Minutes of January 28, 2005 Action
3. MTC Transit-Oriented Development (TOD) Progress Report Discussion
MTC will report on its TOD policy outreach plan and on a proposal for station area planning grants.
4. BART System Expansion and Station Area Development Policies Discussion
The JPC has requested a presentation from BART to assist the Committee's consideration of transit-oriented development. BART staff will provide a presentation on the transit agency's policies relating to system expansion.
5. Reserving Land for Distribution and Industrial Land Uses Discussion
A recent report, commissioned by MTC as part of its consideration of goods-movement issues, advocates that the region and its constituent local governments need to become aggressive about reserving land for present and future distribution and industrial land uses. The report raises a nominal issue with the Smart Growth Vision. MTC staff and consultants will present.
6. Other Business
7. Public Comment
8. Correspondence
The Committee has received correspondence (attached) about MTC's proposed transit-oriented development policy.



**Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission**

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Joint Policy Committee

Minutes of the Meeting of January 28, 2005 Held at 1:00 PM. in the Auditorium, MetroCenter, Oakland

Attendance:

ABAG Members:

Jane Brunner
Dave Cortese
Mark Green
Scott Haggerty, Ch.
Rose Jacobs Gibson
Gwen Regalia

BAAQMD Members:

Chris Daly
Gayle Uilkema
Pamela Torliatt

MTC Members:

Mark DeSaulnier
Jim Spering
Shelia Young

ABAG Staff:

Paul Fassinger
Henry Gardner
Janet McBride
Kenneth Moy

BAAQMD Staff:

Henry Hilken

MTC Staff:

Steve Heminger
Doug Kimsey
Therese McMillan

Other:

Linda Craig, League of Women Voters
Sherman Lewis, Sierra Club
Peter Lydon, SPUR
Andrew Michael, Bay Area Alliance
Dan Phelan
David Schonbrunn, TRANSDEF
Leslie Stewart, Bay Area Monitor

JPC Staff:

Ted Droettboom

1. Welcome and Opening Remarks

The chair opened the meeting with a welcome.

2. Approval of Joint Policy Committee Meeting Minutes of December 17, 2004

The minutes of the previous meeting were approved.

3. Consolidation Requirements of Bill 849

Ted Droettboom summarized the staff report on this matter.

In response to Committee questions, staff noted that regional planning resources were an issue. If strategic-level regional planning and related

implementation are to get done, existing staff resources will likely have to be reallocated or augmented or both.

It was the consensus of the Committee that it did not want to become involved in the details of organizational realignments; that the important thing was to get regional planning and implementation done in the most efficient manner possible. Where and how that happened was much less important than that it do happen. The Executive Directors of the three agencies were tasked with making arrangements to properly resource the integrated regional planning function and getting on with the work. This may include the consolidation of some support functions if appropriate and cost-efficient to do so.

4. Multi-family Development in the Bay Area

Ted Droettboom summarized the staff report on this matter.

The Committee requested that a comparison of housing permit data relative to the region's housing goals be prepared. This has been done, transmitted to Committee members, and posted on the JPC's web site.

Discussion centered on a number of definitional issues:

- The state does not count assisted-living units and some other forms of seniors' housing as housing units, even though it frees up other units for families;
- People per unit may be a more relevant measure of density for some localities than the number of units;
- Second units within single-family units may get counted as multiple units and as affordable housing, when they are, in fact, used as ancillary space for just one family and provide no additional housing at all;
- As noted in the staff report, there is not a perfect correlation between census definitions of single- and multi-family housing and commonsense notions of density.

It was also noted that as densities increase, new forms of local governance (specifically condominium associations and the like) will become more common and play a larger role in how people live, govern themselves, and interact with existing local governments.

5. Other Business

There was none.

6. Public Comment

Mr. Schonbrunn reminded the Committee that the modeling and analysis done for the recent Regional Transportation Plan and its associated Environmental Impact Report, particularly relating to the Smart Growth Alternative, will provide valuable information for use in refining and implementing the regional transportation and land use strategy.